

MEMORANDUM

October 28, 1971

TO: BOARD OF REDEVELOPMENT AUTHORITY
FROM: Robert T. Kenney
SUBJECT: BOARD OF APPEAL REFERRALS

Petitions Nos. Z-2288-2289
Association for Cultural Interchange,
Inc.
395-397-399 Commonwealth Avenue
Boston

Petitioner seeks two conditional use permits and a variance for a change of occupancy from an insurance office to a dormitory at #397-399 and combine with existing dormitory at #395 in an apartment (H-5-70) district. The proposal would violate the code as follows:

Commonwealth Avenue

Section 8-6. A change in an existing conditional use requires a Board of Appeal hearing.

395-399 Commonwealth Avenue

Section 8-7. A dormitory is a conditional use in an H-5 district.
Section 10-1. Parking not allowed in front yard within five feet of side lot line.

The property, located on Commonwealth Avenue near the intersection of Charlesgate East, contains two five story structures. The petitioner represents the feminine branch of Opus Dei, a charitable organization, which would provide accommodations for 80 women (students, graduates of various schools and colleges, professional women). The staff recommends approval only on the condition that real estate taxes, at the current rate, be paid to the City of Boston and that the building be subject to constant supervision. Recommend approval with provisos.

VOTED: That in connection with Petitions Nos. Z-2288-2289, brought by Association for Cultural Interchange, Inc., 395-397-399 Commonwealth Avenue, Boston, for two conditional use permits and a variance for a change of occupancy from an insurance office to a dormitory at #397-399 and combine with existing dormitory at #395 in an apartment (H-5-70) district, the Boston Redevelopment Authority recommends approval only on the condition that real estate taxes, at the current rate, be paid to the City of Boston and that the building be subject to constant supervision.

4475

EAST

MASSACHUSETTS

AVE.

COMMONWEALTH

WALL

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AVE.

COMMONWEALTH

THE SOMERSET HOTEL

CHARLESGATE

NEWBURY

4475

RIVER

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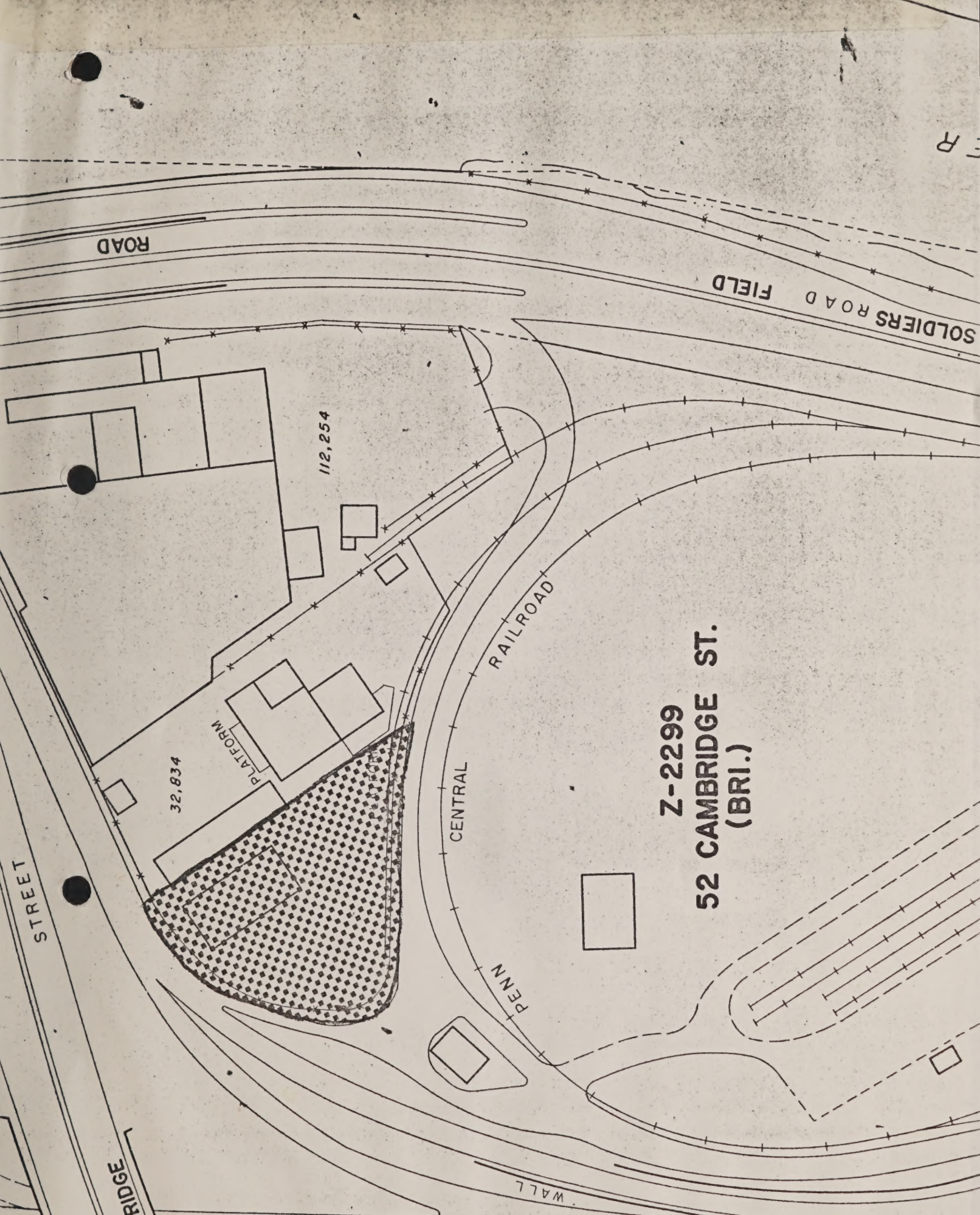
Petition No. Z-2299
The Philip Houghton Realty Trust
Houghton Chemical Corporation
52 Cambridge Street, Brighton

Petitioner seeks a forbidden use permit and a conditional use permit to allow the storage of more than 15,000 gallons of flammable liquids in a light manufacturing (M-1) and industrial (I-2) district. The proposal would violate the code as follows:

Section 8-7. Storage of more than 15,000 gallons of flammable liquids is forbidden in an M-1 district and conditional in an I-2 district.

The property, located on Cambridge Street bounded by Penn Central Railroad yards, Mass. Turnpike and Soldiers Field Road, contains a two story office and warehouse building in the process of completion. The first floor warehouse would be utilized for the storage of products such as dry ice, freeze, industrial materials, automotive chemicals, solvents, plasticizers and general chemicals ranging from non flammable to moderate flammable hazard. These products will be in individual closed containers; there will be no bulk storage nor will any sealed containers be opened in the building; there will be no fumes, odors or escaping gases. The second floor of the structure will eventually house the offices of the petitioner. Recommend approval.

VOTED: That in connection with Petition No. Z-2299, brought by The Philip Houghton Realty Trust, 52 Cambridge Street, Brighton, for a forbidden use permit and a conditional use permit to allow the storage of more than 15,000 gallons of flammable liquids in a light manufacturing (M-1) and industrial (I-2) district, the Boston Redevelopment Authority recommends approval. The site is appropriate in this industrial district. There will be no fumes, odors or gases created by the use.



Z-2299
52 CAMBRIDGE ST.
(BRI.)

Petition No. Z-2300
Michael Colarusso
115 Ashley Street, East Boston

Petitioner seeks a variance to erect a two car garage in a residential (R-.8) district. The proposal would violate the code as follows:

Section 20-2. An accessory garage may not be closer than four feet to a side lot line.

The property, located on Ashley Street near the intersection of Boardman Street, contains a one family dwelling. The accessory one story two car concrete block garage will not have a significant effect on adjacent residential properties. Recommend approval.

VOTED: That in connection with Petition No. Z-2300, brought by Michael Colarusso, 115 Ashley Street, East Boston, for a variance to erect a two car garage in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. The accessory two car garage will not have a significant effect on adjacent residential properties.



Z-2300
115 ASHLEY ST.
(E.B.)

H.L. NOYES PLAYGROUND

362,167

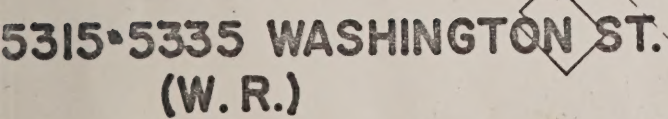
Petition No. Z-2301
Gibbs Tire Depot, Inc.
5315-5335 Washington Street
West Roxbury

Petitioner seeks a conditional use permit to erect a one story addition to a gasoline service station in a local business (L-.5) district. The proposal would violate the code as follows:

Section 8-7. A gas service station is conditional in an L-.5 district.

The property, located on Washington Street at the Dedham line, contains a gas service station. The one story metal extension would be utilized as a motor registry inspection bay. No adverse effects will be created by the proposal. Recommend approval.

VOTED: That in connection with Petition No. Z-2301, brought by Gibbs Tire Depot, Inc., 5315-5335 Washington Street, West Roxbury, for a conditional use permit to erect a one story addition to a gas service station in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval. No adverse effects will be created by the extension.



Petition No. Z-2302
Pipefitters Association, Inc.
40 Enterprise Street, Dorchester

Petitioner seeks a conditional use permit to erect a one story addition to a union trade school in an industrial (I-2) district. The proposal would violate the code as follows:

Section 8-7. A trade school is conditional in an I-2 district.

The property, located on Enterprise Street near the intersection of Boston Street, contains a one story pipefitters' training school. The proposed 73 x 113 foot extension will be constructed on an existing school parking lot and will include an assembly hall, library and classroom. The staff recommends approval provided that those off street parking facilities eliminated by the extension are replaced on the site or on adjacent lots. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-2302, brought by Pipefitters Association, Inc., 40 Enterprise Street, Dorchester, for a conditional use permit to erect a one story addition to a union trade school in an industrial (I-2) district, the Boston Redevelopment Authority recommends approval provided that those off street parking facilities eliminated by the extension be replaced elsewhere on the site or on adjacent lots.

Z-2302

40 ENTERPRISE

(DOR.)





Petition No. Z-2303
1 Goodwin Place Realty Trust
Irene D. EMerson, Trustee
1 Goodwin Place, Beacon Hill

Petitioner seeks a conditional use permit and two variances to legalize an existing four family occupancy and erect a one story addition in an apartment (H-2-65) district. The proposal would violate the code as follows:

| | <u>Req'd</u> | <u>Proposed</u> |
|---|--------------|-----------------|
| Section 8-7. A dwelling converted for more families and meeting one half the requirements of open space is conditional in an H-2-65 district. | | |
| Section 15-1. Floor area ratio is excessive | 2.0 | 3.0 |
| Section 17-1. Open space is insufficient | 150 sf/du | 75 sf/du |

The property, located on Goodwin Place near the intersection of Revere Street, contains a four story brick structure. There is no objection to the existing four family occupancy. However, it is proposed to erect a fifth story addition to the dwelling. This addition would be a drastic alteration and have a detrimental influence on an architecturally significant structure. Recommend approval of four family occupancy and denial of addition.

VOTED: That in connection with Petition No. Z-2303, brought by 1 Goodwin Place Realty Trust, Irene D. Emerson, Trustee, 1 Goodwin Place, Beacon Hill, for a conditional use permit and two variances to legalize an existing four family occupancy in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval of existing four family occupancy and denial of the fifth story addition. This addition would be a drastic and deteriorating alteration of an architecturally significant structure.

Board of Appeal Referrals 10/28/71

Petition No. Z-2304
Richard Willis
35 Mount Vernon Street
Beacon Hill

Petitioner seeks a forbidden use permit for a change of occupancy from a three family dwelling to a three family dwelling and office in an apartment (H-2-65) district. The proposal would violate the code as follows:

Section 8-7. An office is forbidden in an apartment (H-2-65) district.

The property, located on Mount Vernon Street near the intersection of Joy Street, contains a 3½ story brick dwelling. It is proposed to utilize the present first floor apartment as a law office.

The conversion is undesirable, it represents an encroachment on a residential neighborhood and will be a detriment to adjacent dwellings. Recommend denial.

VOTED: That in connection with Petition No. Z-2304, brought by Richard Willis, 35 Mount Vernon Street, Beacon Hill, for a forbidden use permit for a change of occupancy from a three family dwelling to a three family dwelling and office in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends denial. The conversion is undesirable, it represents an encroachment on a residential neighborhood and will be a detriment to adjacent dwellings.

The map displays a grid of streets and lots in Boston. Key streets include Irving, Russell, Smith Court, Joy, Hancock, Derne, and Vernon. Lot numbers are printed within the blocks, and building footprints are shown as shaded areas. Notable landmarks include the Boston School Committee Annex and the Z-2304 Vernon Street (B.P.) building. The map is oriented with North at the top.

Streets and Blocks:

- Irving Street:** Blocks 1-5, lots 1-50.
- Russell Street:** Blocks 1-5, lots 1-50.
- Smith Court:** Blocks 1-5, lots 1-50.
- Joy Street:** Blocks 1-5, lots 1-50.
- Hancock Street:** Blocks 1-5, lots 1-50.
- Derne Street:** Blocks 1-5, lots 1-50.
- Vernon Street:** Blocks 1-5, lots 1-50.

Buildings and Landmarks:

- Boston School Committee Annex:** Located at the intersection of Irving and Russell Streets.
- Z-2304 Vernon Street (B.P.):** Located on Vernon Street, near the intersection with Hancock Street.
- Other Buildings:** Numerous other buildings are shown, each with a lot number and a building number.

Map Orientation: North is at the top of the map.

Petitions Nos. Z-2305-07
 Thomas R. Cantillo
 1000-1004 Bennington Street, and
 986 Saratoga Street, East Boston

Petitioner seeks eleven variances to subdivide land and legalize existing occupancies in a local business (L-1) district. The proposal would violate the code as follows:

| <u>1000 Bennington Street (Beauty shop)</u> | <u>Req'd</u> | <u>Proposed</u> |
|---|--------------|-----------------|
| Section 20-1. Rear yard is insufficient | 20 ft. | 5 ft. |
| <u>1002 Bennington Street (two family & store)</u> | | |
| Section 14-1. Lot area is insufficient | 5000 sf. | 1642 sf. |
| Section 14-3. Lot width is insufficient | 50 ft. | 35 ft. |
| Section 14-4. Street frontage is insufficient | 50 ft. | 35 ft. |
| Section 15-1. Floor area ratio is excessive | 1.0 | 1.05 |
| Section 20-1. Rear yard is insufficient | 20 ft. | 10 ft. |
| <u>986 Saratoga Street (two family & restaurant lounge)</u> | | |
| Section 14-1. Lot area is insufficient | 5000 sf. | 2336 sf. |
| Section 14-3. Lot width is insufficient | 50 ft. | 28 ft. |
| Section 14-4. Street frontage is insufficient | 50 ft. | 28 ft. |
| Section 15-1. Floor area ratio is excessive | 1.0 | 1.04 |
| Section 19-1. Side yard is insufficient | 10 ft. | 1 ft. |

The property, located on Bennington and Saratoga Streets, contains two three story residential-commercial structures and a one story commercial structure. The uses are existing, are allowed under the code and are compatible with the surrounding neighborhood.

Recommend approval.

VOTED: That in connection with Petitions Nos. Z-2305-2307, brought by Thomas R. Cantillo, 1000-1004 Bennington Street and 986 Saratoga Street, East Boston, for eleven variances to subdivide land and legalize existing occupancies in a local business (L-1) district, the Boston Redevelopment Authority recommends approval. The uses are existing and compatible with the surrounding neighborhood.



Z-2305-07
1000-1004 BENNINGTON ST.
986 SARATOGA ST.
PARKING (E.B.)

Petition No. Z-2308
McDonald Corporation
1640 VFW Parkway,
West Roxbury

Petitioner seeks a conditional use permit to utilize adjacent land for a restaurant parking area in a light manufacturing (M-2) district. The proposal would violate the code as follows:

Section 8-7. An ancillary use is conditional in an M-2 district.

The property, located on VFW Parkway near the Dedham boundary line, contains approximately 16,000 square feet of vacant land. This area was previously occupied by a restaurant and is adjacent to the petitioner's restaurant and parking area for 46 cars. The proposal would provide an additional 42 parking facilities. The area is fully developed for highway oriented commercial uses. Recommend approval.

VOTED: That in connection with Petition No. Z-2308, brought by McDonald Corporation, 1640 VFW Parkway, West Roxbury, for a conditional use permit to utilize adjacent land for a restaurant parking area in a light manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval. The area is fully developed for highway oriented commercial uses. The proposal would provide an additional 42 parking facilities.

Z-2308
1640 V.F.W. PKWY.
(W.R.)

ST.

17,222

WARS

NO. 2

23,729

32,002

STIMSON
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BOSTON
DORCHESTER

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VETERANS

CROSSTOWN

STIMSON

NEW

HAVEN

STREET

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Petition No, Z-2316
Conway Realty Trust
Alexander H. McNeil, Trustee
3 South Fairview Street & 818 South
Street
Roslindale

Petitioner seeks a conditional use permit and a variance for a change of occupancy from two families and doctor's office to a six family dwelling in a residential (R-.5) district. The proposal would violate the code as follows:

- Section 8-7. A dwelling converted for more families and meeting one half lot area, open space and off street parking requirements is conditional in an R-.5 district.
- Section 10-1. Parking not allowed within five feet of side lot line.

The property, located at the intersection of South Fairview and South Streets, contains a 2½ story frame structure. The huge bulk of the building makes it well suitable to support the proposed density. The staff recommends that planting be provided to screen the eight off street parking facilities from the adjacent properties. Recommend approval with proviso.

VOTED: That in connection with Petition No. Z-2316, brought by Conway Realty Trust, 3 South Fairview & 818 South Streets, Roslindale, for a conditional use permit and a variance for a change of occupancy from a two family dwelling and doctor's office to a six family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval provided that planting be supplied to screen the off street parking facilities from adjacent properties. The huge bulk of the building makes it well suitable to support the proposed density.

tabled



Z-2316

818 SOUTH ST.
3 SOUTH FAIRVIEW ST.
(ROS.)

ROBERT

STREET

SOUTH

BROOKFIELD

FAIRVIEW

ST.

37,468 PARKING

ROSLINDALE RAILROAD STATION

STREET

FAIRVIEW

BASTO

TAPAN

SOUTH

CONWAY

ST.

WALK

PARKING

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Board of Appeal Referrals 10/28/71

Petition No. Z-2317
John W. Nickotera
255 Freeport Street, Dorchester

Petitioner seeks a forbidden use permit for a change of occupancy from a kennel and beauty salon for animals to animal hospital, kennel and beauty salon for animals in a local business (L-.5) district. The proposal would violate the code as follows:

Section 8-7. An animal hospital is forbidden in an L-.5 district.

The property, located on Freeport Street at the intersection of Park Street, contains a two story concrete structure. The proposed animal hospital will occupy the second floor of the building. The staff has no objection to the additional service provided by the facility which has existed in the neighborhood for several years. Recommend approval.

VOTED: That in connection with Petition No. Z-2317, brought by John W. Nickotera, 255 Freeport Street, Dorchester, for a forbidden use permit for a change of occupancy from a kennel and beauty salon for animals to an animal hospital kennel and beauty salon for animals in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval. The inclusion of the proposed hospital will provide an additional service to the community.

Z-2317
255 FREEPORT ST.
(DOR.)



Petition No. Z-2318
Koufmann Construction Co. (owner)
A.L. Wells Oldsmobile, Inc.
(proposed lessee)
21 Spring Street, West Roxbury

Petitioner seeks two forbidden use permits for a change of occupancy from a supermarket to a new car automobile sales agency in a local business (L-.5) district. The proposal would violate the code as follows:

Section 8-7. The sale of automobiles and trucks in a structure is forbidden in an L-.5 district.

Section 8-7. Outdoor sale or display for sale of new or used motor vehicles is forbidden in an L-.5 district.

The property, located on Spring Street near the intersection of Temple Street, contains a one story vacant and boarded structure on approximately two acres of land. The auto agency is presently in operation two blocks distant from the site and has been located in the community for over 30 years. Substantial alterations will be made to enhance the appearance of the property. The conversion will restore an abandoned structure to a productive occupancy. Recommend approval.

VOTED: That in connection with Petition No. Z-2318, brought by Koufmann Construction Co. and A.L. Wells Oldsmobile, Inc., 21 Spring Street, West Roxbury, for two forbidden use permits for a change of occupancy from a supermarket to a new car automobile sales agency in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval. The conversion will restore an abandoned structure to a productive occupancy. Substantial alterations will enhance the appearance of the property.

Petition No. Z-2322
East Boston Drug Action Council, Inc.
408 Meridian Street, East Boston

Petitioner seeks a forbidden use permit for a change of occupancy from a day care center and custodian's apartment to a residential drug treatment center in a light manufacturing (M-1) district. The proposal would violate the code as follows:

Section 8-7. A drug treatment center is forbidden in an M-1 district.

The property, located on Meridian Street at the intersection of White Street, contains a 2½ story masonry structure. The facility is existing, operates on a 24 hour basis and provides accommodations for 25 persons. Seven off street parking facilities are supplied. The rehabilitation occupancy is a reasonable use and provides a significant service to the community. Recommend approval.

VOTED: That in connection with Petition No. Z2322, brought by East Boston Drug Action Council, Inc., 408 Meridian Street, East Boston, for a forbidden use permit for a change of occupancy from a day care center and custodian's apartment to a residential drug treatment center in a light manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval. The facility is existing, is a reasonable use and provides a significant service to the community.

MEMORANDUM

October 28, 1971

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert T. Kenney

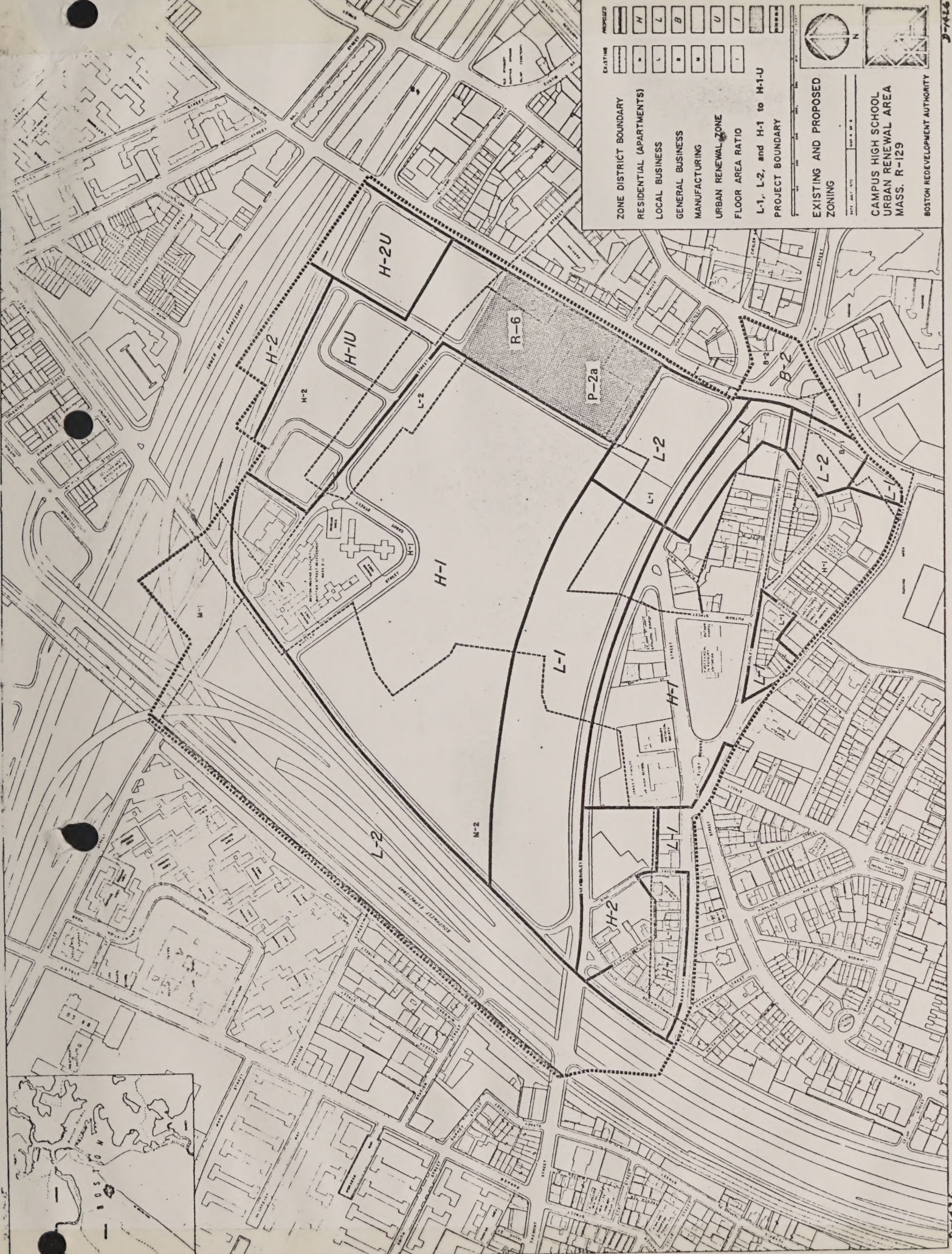
SUBJECT: AUTHORIZATION TO PETITION THE ZONING COMMISSION FOR A MAP
AMENDMENT AND AN URBAN RENEWAL AREA DESIGNATION / PARCELS
R-6 AND P-2a,
CAMPUS HIGH SCHOOL URBAN RENEWAL AREA PROJECT NO. MASS. NO.R-129

Disposition Parcels R-6 and P-2a of the Campus High Urban Renewal Plan each contains approximately two acres. Both occupy new blocks to be created by the Plan. They are located on the west side of Shawmut Avenue, south of Ruggles Street (see attached map).


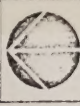
Pursuant to the Campus High Urban Renewal Plan, the Lower Roxbury Community Development Corporation has been tentatively designated as developer of low rise housing on Disposition Parcel R-6. The Public Facilities Department of the City of Boston has executed a letter of intent to build an elementary school on Disposition Parcel P-2a.

In order to facilitate the development of these parcels, it is requested that the Authority authorize the Director to petition the Zoning Commission for a map amendment to change the zoning of these parcels from L-1 and L-2 (both local business) and an H-1 (apartment) district to a single H-1-U (apartments with a floor area ratio of one, urban renewal area) district. Such change would conform with the proposed zoning set forth in the Campus High School Urban Renewal Plan.

VOTED: That the Director is hereby authorized to petition the Zoning Commission of the City of Boston for a map amendment which would change an area of land designated by the Campus High School Urban Renewal Plan as Parcels R-6 and P-2a from L-1, L-2 and H-1 districts to a single H-1-U (Urban Renewal Area) subdistrict.



| EXISTING | PROPOSED | ZONE DISTRICT BOUNDARY |
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| [Dashed line] | [Dashed line] | RESIDENTIAL (APARTMENTS) |
| [Dashed line] | [Dashed line] | LOCAL BUSINESS |
| [Dashed line] | [Dashed line] | GENERAL BUSINESS |
| [Dashed line] | [Dashed line] | MANUFACTURING |
| [Dashed line] | [Dashed line] | URBAN RENEWAL ZONE |
| [Dashed line] | [Dashed line] | FLOOR AREA RATIO |
| [Dashed line] | [Dashed line] | L-1, L-2, and H-1 to H-1-U |
| [Dashed line] | [Dashed line] | PROJECT BOUNDARY |



EXISTING AND PROPOSED ZONING

DATE: JAN. 1970

SCALE: 1" = 100'

CAMPUS HIGH SCHOOL
URBAN RENEWAL AREA
MASS. R-129

BOSTON REDEVELOPMENT AUTHORITY

MEMORANDUM

October 28, 1971

TO: BOSTON REDEVELOPMENT AUTHORITY

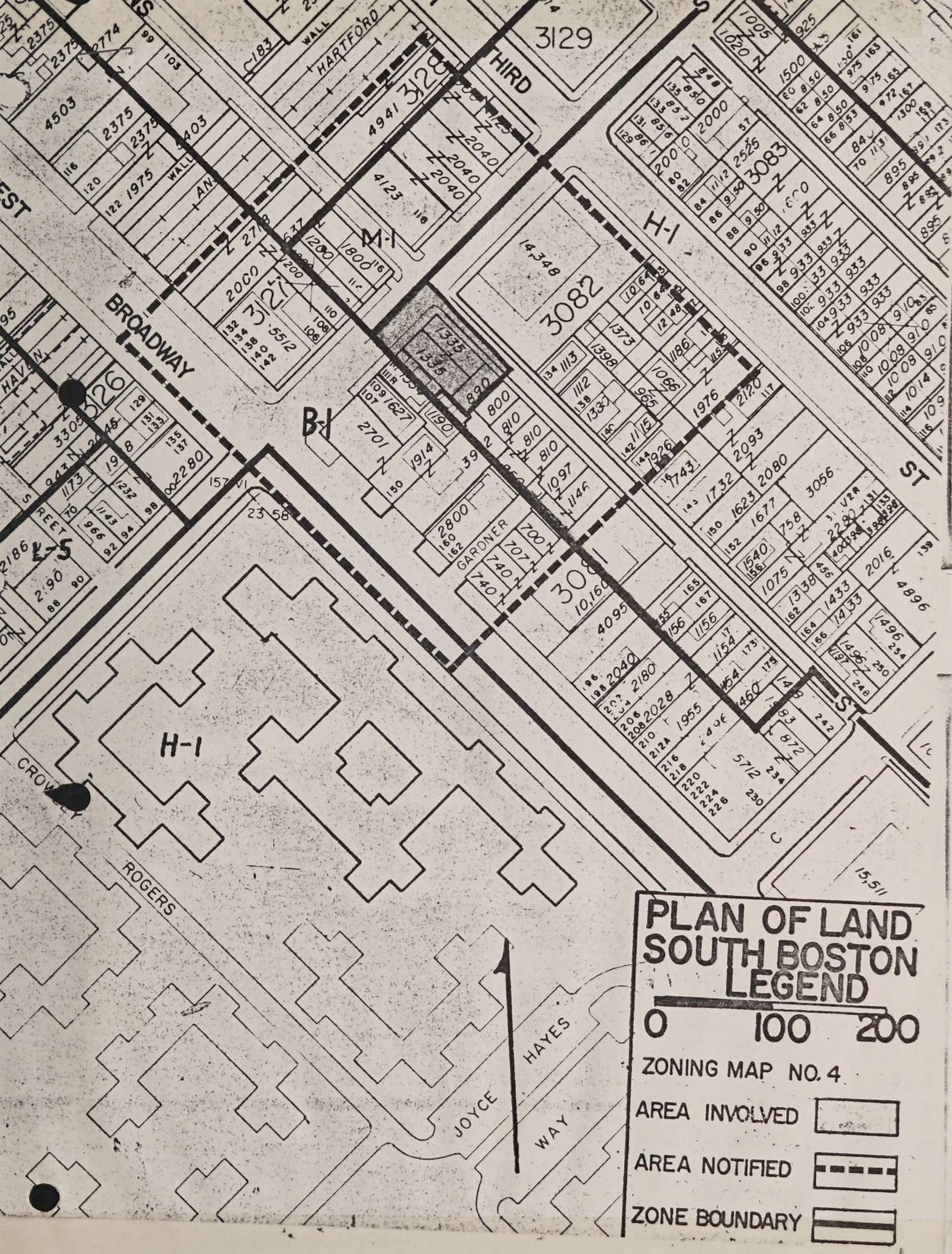
FROM: Robert T. Kenney, Director

SUBJECT: Zoning Map Amendment Application No. 127
Jean Parker - B & Athens Street, South Boston

M The parcel involves approximately 4,000 square feet at the Southerly corner of B and Athens Streets in South Boston. It is bordered by residential (H-1), manufacturing (M-1) and business (B-1) districts. A year ago, at the request of the present petitioner and owner, it was rezoned from an H-1 to a B-1 district. The petitioner finds his original request was in error and now seeks an M-1 (manufacturing) designation to allow him to operate a used car lot.

Since the proposed use is a conditional use in the present B district, the petitioner can seek relief through a conditional use permit. It is recommend the map change be denied.

VOTED: That in regard to Map Amendment Application No. 127, by Jean Parker, to change from a B-1 to an M-1 district the parcel of land at the southerly corner of B and Athens Streets, South Boston, the Boston Redevelopment Authority recommends denial. The proposed use could be accomplished through a conditional use permit.



PLAN OF LAND SOUTH BOSTON LEGEND

0 100 200

ZONING MAP NO. 4

AREA INVOLVED

AREA NOTIFIED

ZONE BOUNDARY